

ORDINANCE NO. 4053
ORDINANCE OF THE COUNCIL OF THE CITY OF PALO ALTO
AMENDING SECTION 18.08.040 OF THE PALO ALTO MUNI-
CIPAL CODE (THE ZONING MAP) TO CHANGE THE CLASSIFI-
CATION OF PROPERTY KNOWN AS 324, 328, 330, 332,
334 AND 340 EVERETT AVENUE FROM RM-30 TO PC

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Section 18.08.040 of the Palo Alto Municipal Code, the "Zoning Map", is hereby amended to change the zoning of certain property known as 324, 328, 330, 332, 334 and 340 Everett Avenue (the "subject property") from the "RM-30 Medium Density Multiple-family Residence District" zone classification to the "PC Planned Community District" zone classification. Said property is shown on a map attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. The City Council hereby finds with respect to the subject property that:

- (a) The use or uses proposed for the site are of such characteristics that the application of general districts or combining districts will not provide sufficient flexibility to allow the proposed development, which will provide housing for low and very low income seniors. The increased density and decreased parking requirements will allow a greater number of smaller units suitable to older persons, thus serving a larger number of persons needing this type of housing, and will reduce the cost per unit, thus making the units affordable to persons with low and very low incomes.
- (b) Development of the subject property under the provisions of the Planned Community District will result in public benefits not otherwise attainable by application of the regulations of general districts or combining districts, in that housing for low and very low income seniors is a public need, considering Palo Alto's aging population, and that this type of small, affordable units is not being provided in the community by other projects.
- (c) The use permitted and the site development regulations applicable within the district shall be consistent with the Palo Alto Comprehensive Plan, and existing and potential uses on adjoining sites or within the general vicinity, in that the permitted use (i.e., housing for low and very low income seniors) will have minimal traffic or noise impacts on the surrounding neighborhood, and that the development project proposed to be constructed on the subject property

will further the policies and programs of the Housing Element by increasing the supply of rental housing, providing smaller, affordable units, providing housing which meets the special needs of senior citizens and by taking advantage of financing available from other levels of government (Programs 9 and 15, Policies 8 and 11).

SECTION 3. Those certain plans, entitled "Lytton IV Senior Housing--330 Everett, Palo Alto, California" prepared by Carrasco & Associates, given Architectural Review Board approval on April 18, 1991, a copy of which is on file in the Planning Department, and to which copy reference is hereby made concerning the full particulars thereof, are hereby collectively approved as the Development Plan for the subject property pursuant to Section 18.68.120. Said Development Plan is approved for the following uses, and subject to the following conditions:

- (a) Permitted Uses. The permitted only use shall be housing for low and very low income seniors, and accessory uses incidental thereto.
- (b) Conditional Uses. No uses shall be permitted in this zone other than that use specified in paragraph (a).
- (c) Site Development Regulations. The site development regulations governing the subject property shall be in accordance with the Development Plan.
- (d) Parking and Loading Requirements. The parking and loading requirements governing the subject property shall be in accordance with the Development Plan.
- (e) Special Requirements. The following conditions are made special requirements conditioning the approval granted by this ordinance:
 - (1) If the owner of the property known as 325 Lytton transfers ten feet of property located at the common property line between the two properties, which is to the rear of the subject property, the trash facility shall be relocated to that rear ten foot area. The PASCO access to the trash facility in such case shall be from Lytton Avenue. If the property line remains unchanged, the trash shall be located in the basement.
 - (2) Pedestrian and emergency vehicle access to the parking lot shall be provided at the common property line located at the rear of the subject property.

- (3) The owner of the subject property shall obtain from the City of Palo Alto an easement for vehicular access through the city parking lot known as Lot J, to provide access to the garage ramp.
- (4) The owner of the subject property shall obtain from the owner of the property known as 325 Lytton an easement for vehicular access across the 325 Lytton property to the garage ramp and for emergency access to the rear of the subject property.
- (5) The owner of the subject property shall obtain from the owner of the property known as 325 Lytton an easement for vehicular access and egress from the subject property and across and from the 325 Lytton property onto Lytton Avenue. If the redevelopment of the 325 Lytton property provides an opportunity for a coordinated circulation system with the subject property, the location of the access easement required by this paragraph may be changed in accordance with such plans as may be approved by the City Council for such redevelopment.
- (6) A security gate shall be provided at the bottom of the garage ramp.
- (7) Two Class 2 or Class 3 bicycle parking spaces shall be provided near the entrance of the building for visitors and short term parking. Some Class 1 bicycle parking shall be provided for residents, with the number, design and location to be determined by the Transportation Division in consultation with the owner of the subject property.
- (8) If, after the permitted use on the subject property is in operation, it is determined by the owner of the subject property that all of the tandem parking spaces provided pursuant to the Development Plan are not actually needed, the owner may request Architectural Review Board approval to reconfigure the garage so as to provide two way circulation, replacing approximately eight tandem parking spaces.
- (9) The owner of the subject property shall provide with the final landscape plan an arborist's report detailing protection measures for trees on neighboring parcels which will be impacted by the construction on the subject property, and a letter evidencing that a certified arborist will

be responsible for implementation of the protection measures.

(10) The sewer line on Everett Street shall be tested for flow capacity, and the owner of the subject property shall be responsible for any required upgrade, in accordance with the applicable Utility Rate Schedule.

(11) The owner of the subject property shall enter into a recordable agreement with the City to ensure that all units in the project to be constructed in this zone shall remain affordable to low and very low seniors.

(12) The owner's representative shall prepare a construction plan, to be approved by the Transportation Division and the Public Works Department, to identify and mitigate the demolition and construction impacts listed below. This plan shall be coordinated with the proposed construction plans of projects located at 325 Lytton and 325 Everett:

- (i) Demolition
- (ii) Construction of temporary barricades and fences
- (iii) Temporary closure of sidewalks and streets
- (iv) Site for the storage of construction equipment and supplies
- (v) Identification of the proposed construction access point and truck routes
- (vi) Restoration of City streets impacted by the construction activities
- (vii) Replacement of entire City sidewalk in front of the property in accordance with City standards
- (viii) Public relations plan directed at resolving the concerns of adjacent merchant businesses

(f) Development Schedule. Building permits must be obtained by September 1, 1993, and construction completed by September 1, 1994.

SECTION 4. The City Council hereby finds that this project will have no significant effect on the environment.

SECTION 5. This ordinance shall not become effective unless, on or before March 30, 1992, the applicant for rezoning has received from the Department of Housing and Urban Development (HUD) a notice of selection for development and operation of the project hereby approved or, in the alternative, the applicant has obtained financing satisfactory to the City Council. If the applicant makes

such a showing on or before March 30, 1992, this ordinance shall be effective on the thirty-first day after March 30, 1992.

INTRODUCED: July 22, 1991

PASSED: September 23, 1991

AYES: ANDERSEN, LEVY, MCCOWN, SUTORIUS, WOOLLEY

NOES: COBB, KNISS, RENZEL

ABSENT: FAZZINO

ABSTENTIONS:

ATTEST:

Blonie L. Young
City Clerk

APPROVED AS TO FORM:

Susan W. Case
Senior Asst. City Attorney

APPROVED:

J. D. Sutorius
Mayor

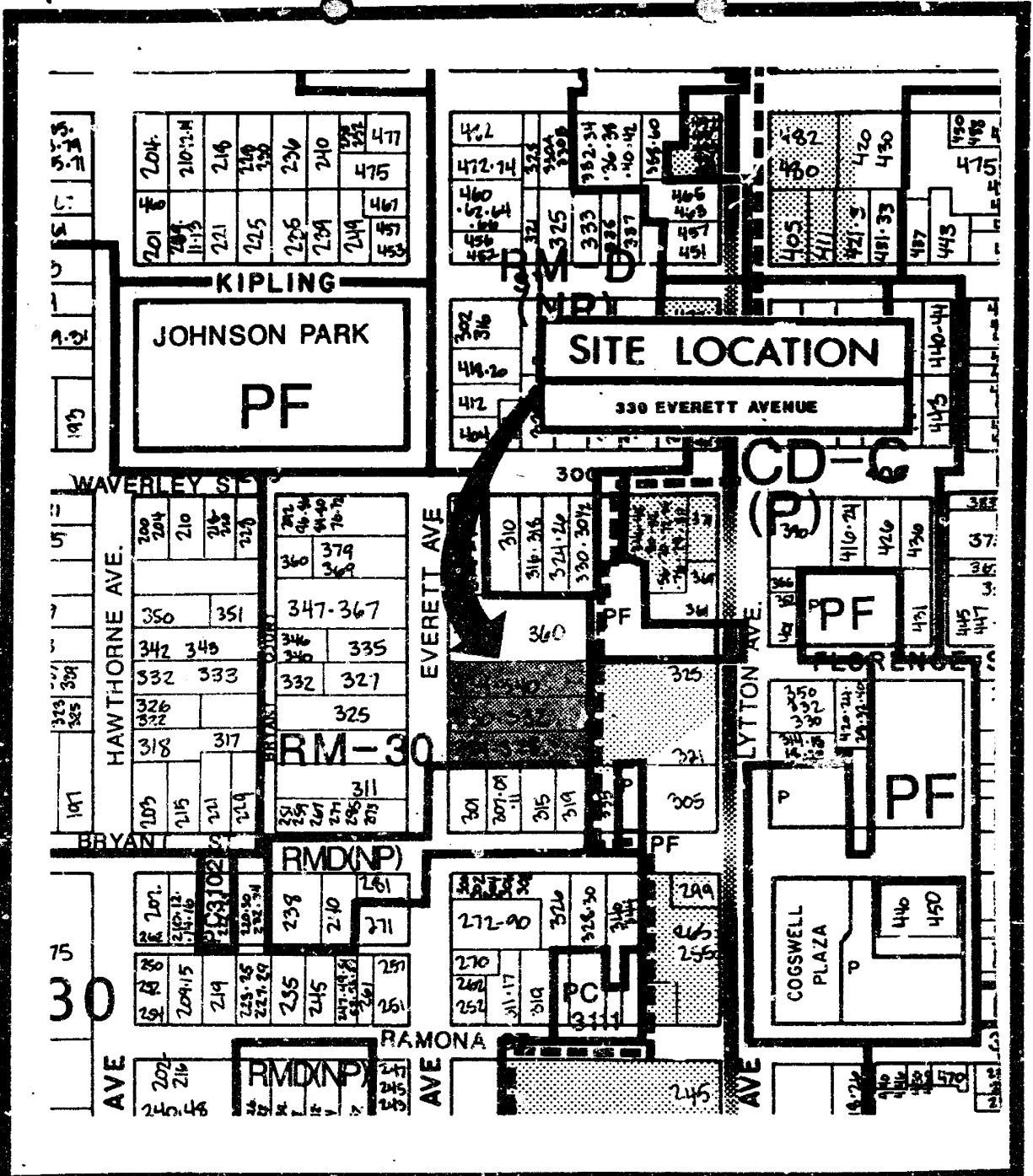
June Henne
City Manager, *D.S.*

Kenneth P. Schreiber
Director of Planning and
Community Environment

THIS DOCUMENT IS CERTIFIED TO BE AN
ORDINANCE DULY PASSED BY THE COUNCIL
OF THE CITY OF PALO ALTO AND
THEREAFTER POSTED IN THE COUNCIL
CHAMBERS ON 11/7/91 (WITHIN 15
DAYS OF ITS PASSAGE)

"I certify (or declare) under penalty
of perjury that the foregoing is true
and correct."

11/7/91 Palo
Date & Place Alto Signature Malinda Schiller



GRAPHIC ATTACHMENT
TO STAFF REPORT

DATE: 2/19/91
FILE NO. 99-ZC-17 / 99-ARB-195 / 99-EIA-85

SCALE: 1" = 200'

PROJECT: PROPOSED ZONE CHANGE FROM RM-30 TO PC
FOR 324, 328, 330, 332, 334, & 340 EVERETT AVE.)

